



**INDUSTRIAL / OFFICE FOR SALE/LEASE**

**Sale Price: \$3,500,000**  
**Lease Price: Negotiable**

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# Property Overview

Exceptional industrial property centrally located in Bloomington, MN. This property provides a great opportunity for businesses looking for a functional and versatile space to lease or own with additional income through a stable co-tenant. Also, with an asking price of \$91.90/SF it is an attractive price point for an investor to acquire a cash flowing asset.

Recent updates completed in 2025 to paint, lighting, and a complete transformation of the office provides a turn key space for a variety of business owners. If you are looking to lease space for your growing business or purchase a great asset this property checks all the boxes.

## Highlights

- Dock & Drive-in Loading
- 3 Phase Power
- Recently Renovated
- Easy Access to I-35 & I-494



# Sale/Lease Overview

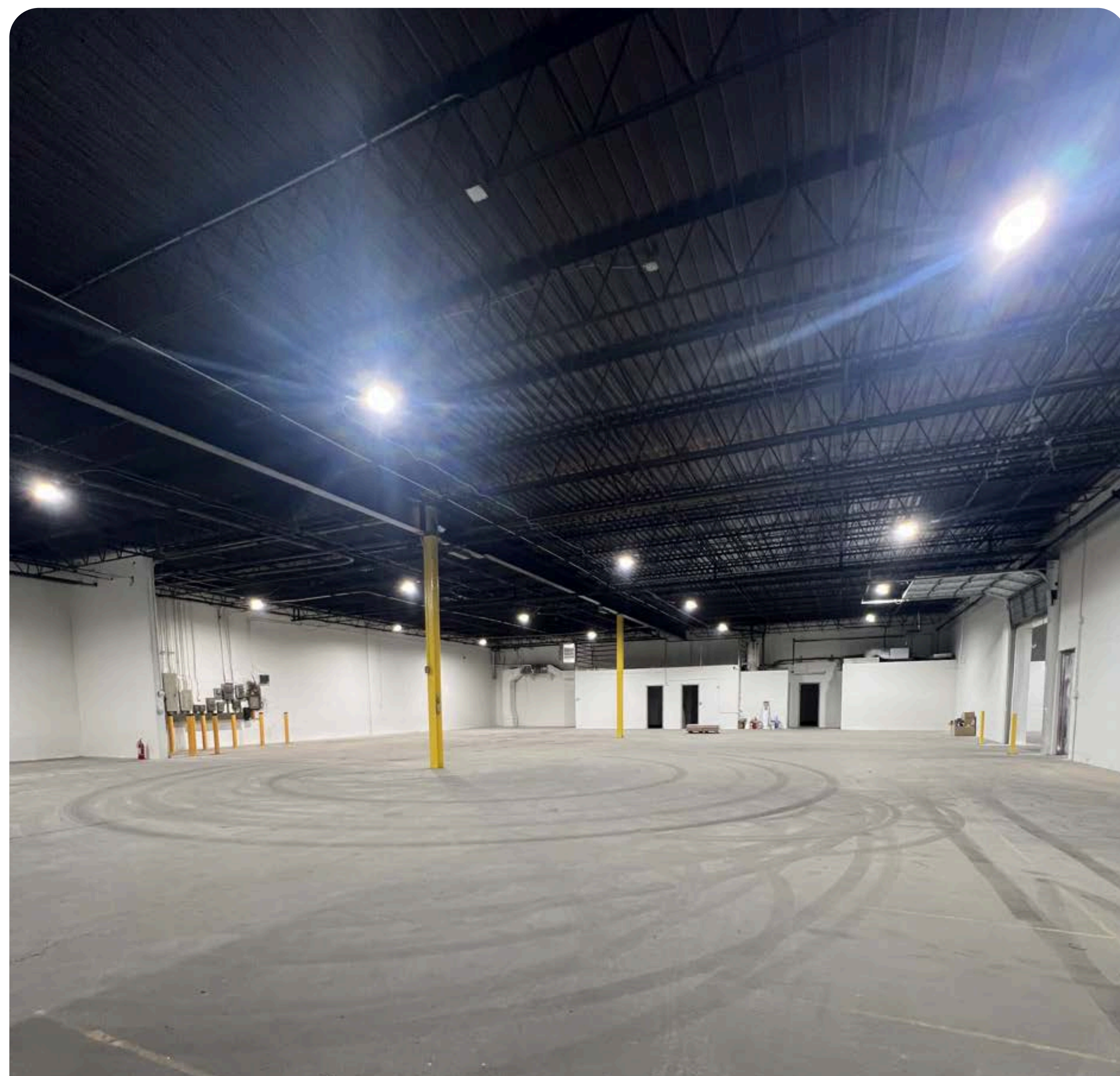
Sale Price	\$3,500,000 (\$91.90/SF)
Lease Price	Negotiable
CAM & Taxes	\$4.99/SF (includes gas, electric, and water utilities)
Property Type	Industrial
Property ID	10-027-24-32-0015
Total SF	38,083 SF
Total Available SF	16,540 SF
Year Built	1964
Year Renovated	2025
Tenancy Type	Multi-Tenant
Sprinklers	100%
Parking Ratio	1 per 1,058 SF
Parking Spaces	36
Land Area	1.86 Acres
Zoning	I-3, General Industrial
Clear Height	14'-18'
Drive Ins	2 Total   1 Available
Dock Doors	6 Total   1 Available
Availability Date	07/01/2026
Financials	Contact Broker



**PROPERTY PHOTOS**



**FOR SALE/LEASE**







# DEMOGRAPHICS - 5-Mile Radius

FOR SALE/LEASE

## KEY FACTS

215,953

Population

40.2

Median Age



93,794

Households

\$74,332

Median Disposable Income

## EDUCATION

5.0%

No High School Diploma



17.5%

High School Graduate



26.7%

Some College/  
Associate's Degree



50.8%

Bachelor's/Grad/  
Prof Degree

## INCOME



\$92,760

Median Household Income



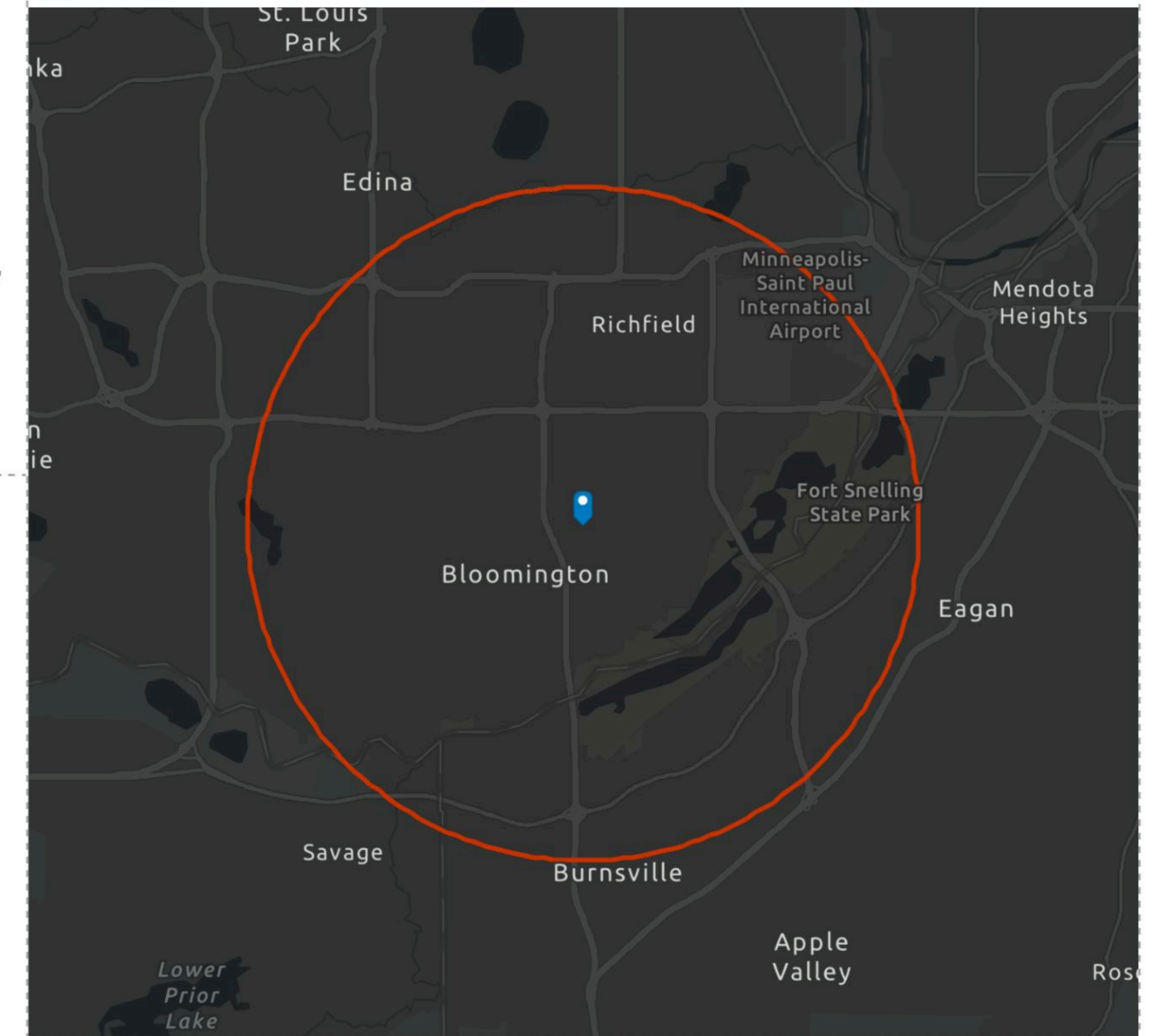
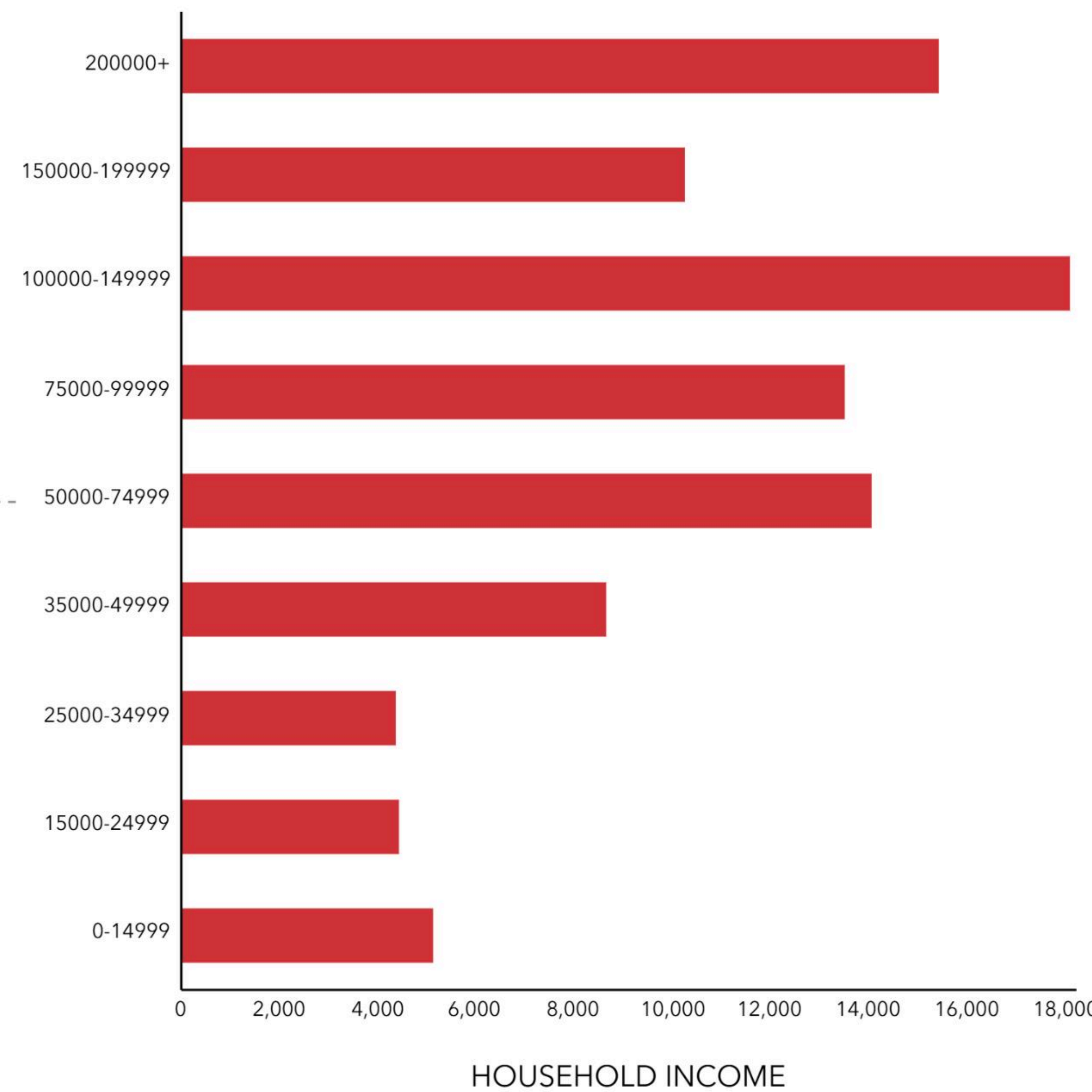
\$55,371

Per Capita Income



\$265,627

Median Net Worth



## EMPLOYMENT



White Collar

74.0%



Blue Collar

15.7%



Services

13.3%

4.2%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri

# Business Key Facts

9130 Grand Ave S, Minneapolis, Minnesota, 55420 | Rings: 5 mile radii

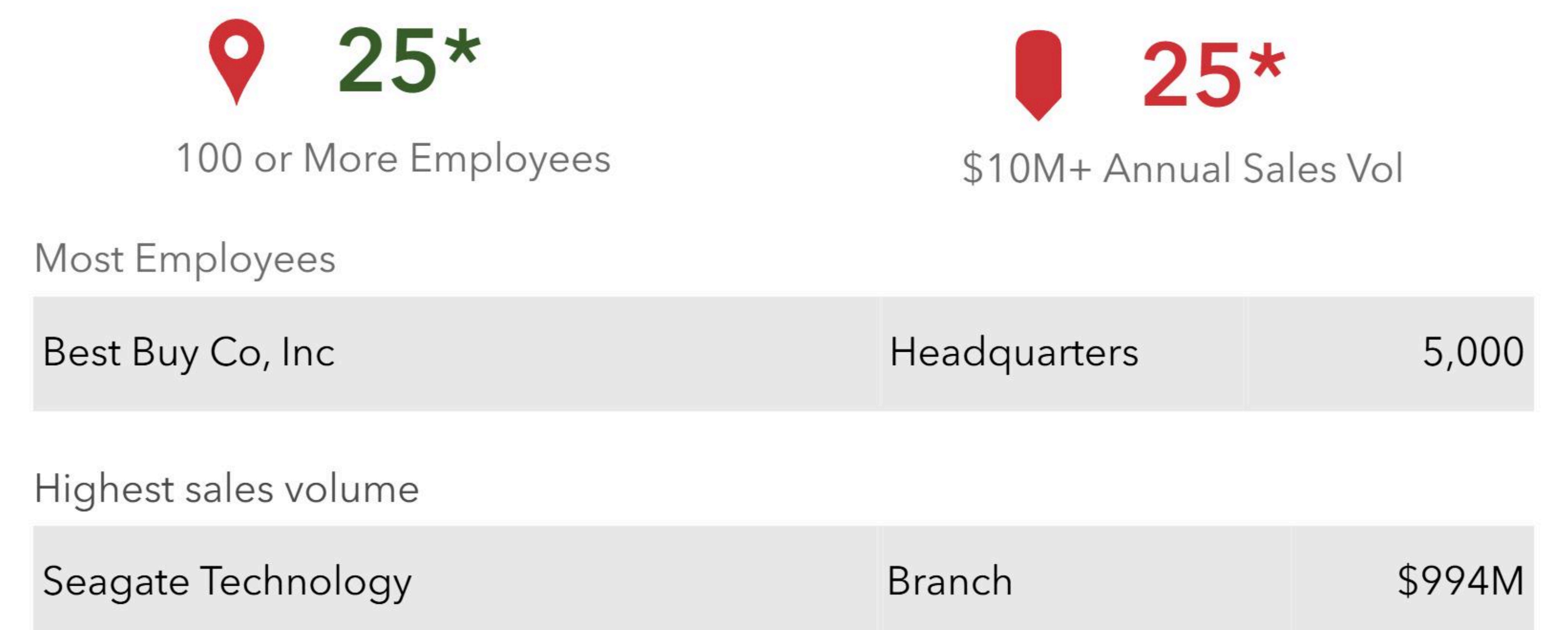


This infographic features record-level business information. It is best suited for smaller area analysis such as census tracts, neighborhoods, and smaller zip codes.

### Key Statistics



### Largest Businesses in Area



### Daytime Population



Ratio of daytime to total population:

**1.30**

Values > 1.0 mean that more people come to the area during the day than live there.



**Suburb**

Dominant Urbanicity Type



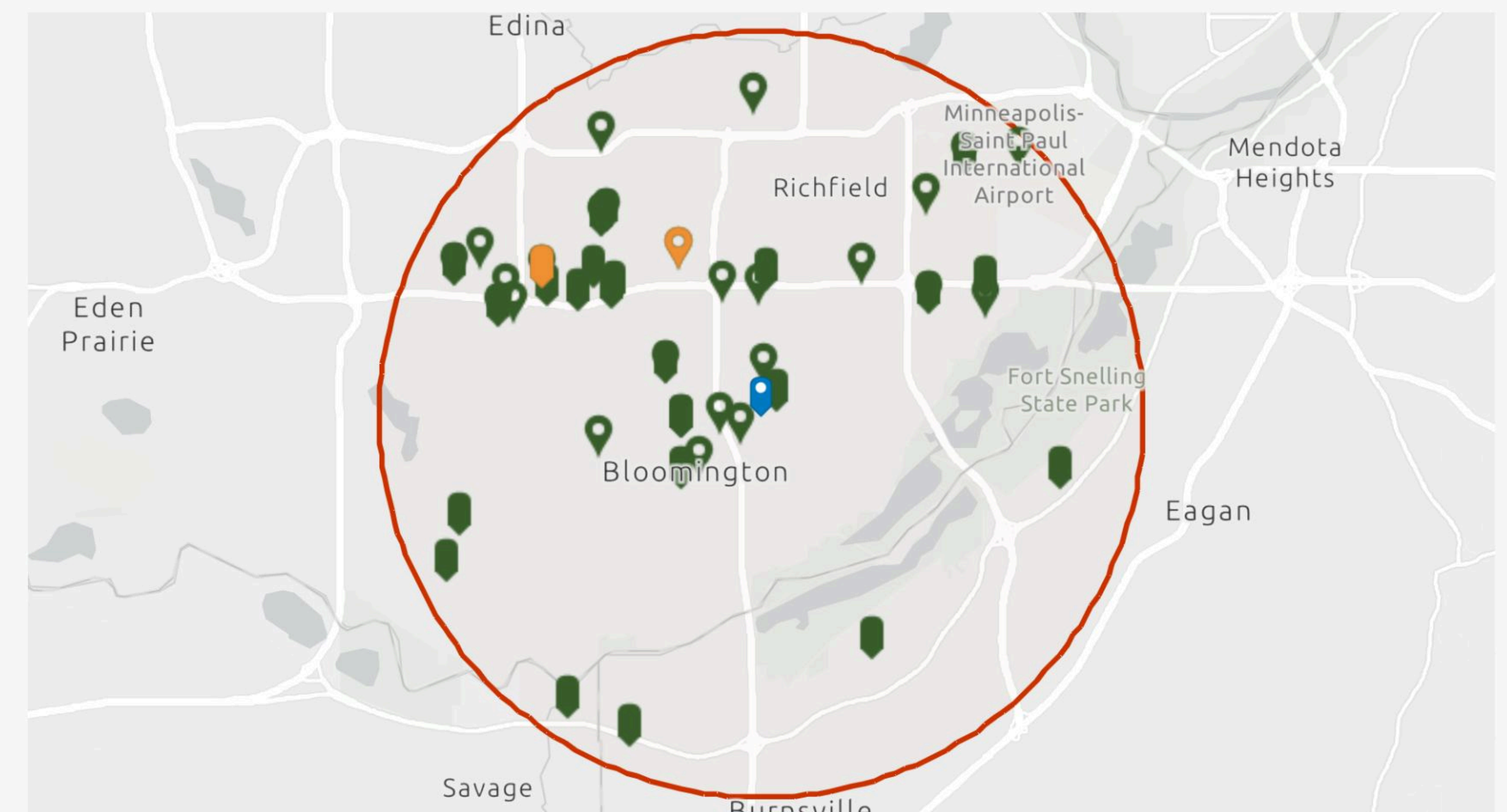
**4.8**

Avg Number of Employees



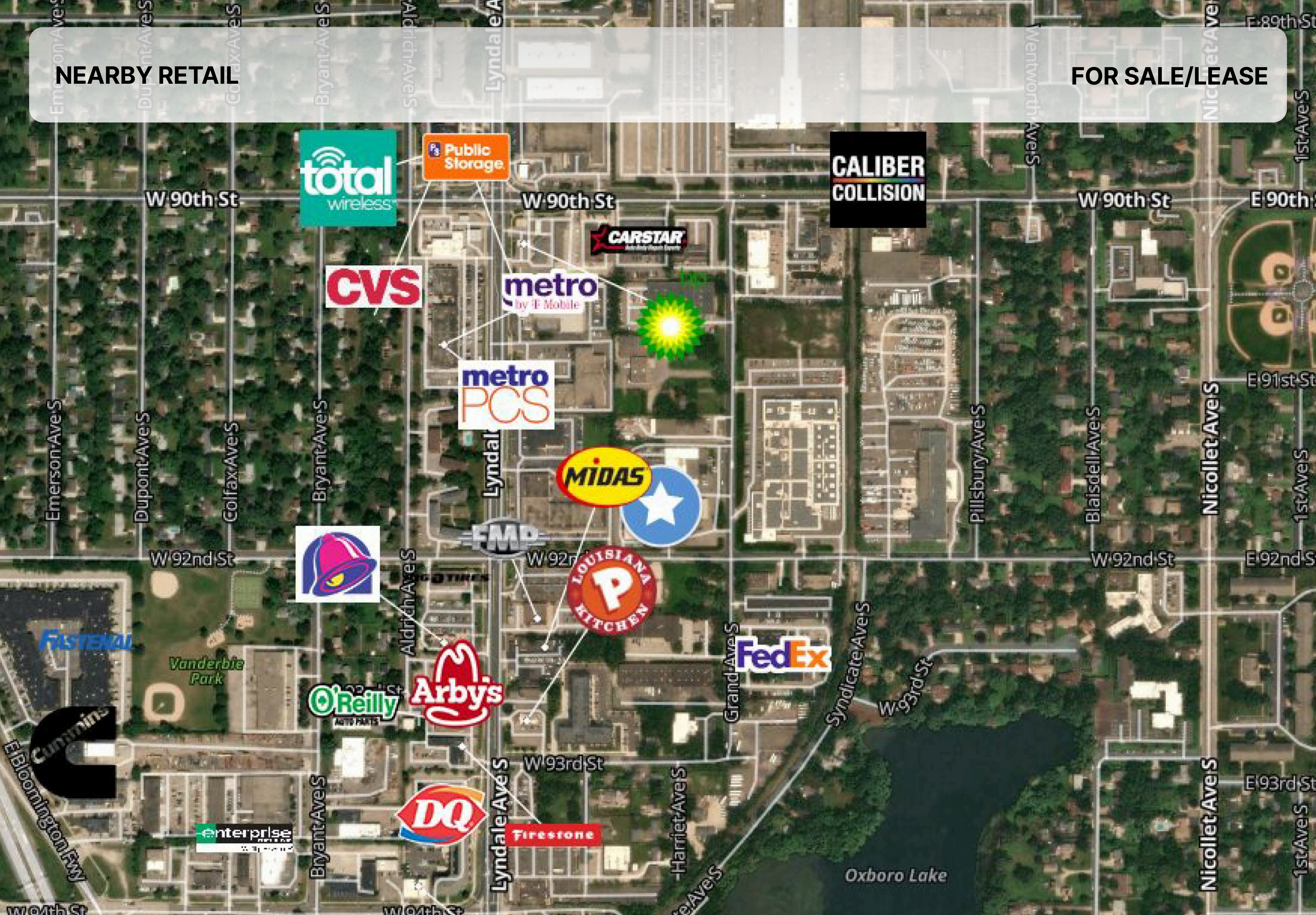
**136**

Total Businesses Per Square Mile



NEARBY RETAIL

FOR SALE/LEASE





At NAI Gateway Commercial, we strive to provide the highest quality service possible to all of our clients. Our expert team of brokers leverages market intelligence to deliver superior results in retail, industrial, and office properties. When you partner with us, you gain more than a broker – you gain a team dedicated to your success.


We distinguish ourselves through specialized knowledge, strategic negotiation, and a proven track record of securing optimal terms for our clients. Our hands-on approach means you'll always have real-time insights into your transaction's progress, ensuring you stay informed and empowered throughout the process.

From buying and selling to lease negotiations, we pride ourselves on building lasting relationships that extend beyond the deal. Choose NAI Gateway Commercial, where your real estate goals become our mission.



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